

QUESTIONS & ANSWERS
Parcel 16
100 S Calumet St Burlington, WI
COMM NUMBER: 53105-1917-00
BRRS NUMBER: 03-52-248296

Former tanks were located at four places as shown in Figure 1 of HNTB and Figure 2 of GAS reports. Figure 1 of HNTB indicates a waste oil tank located at the northeast corner of the building, a fuel oil tank located to the north of Area A, and a waste oil tank located in Area A. However, Figure 2 of GAS report indicates three tanks located in the southeast quarter of the property. Please confirm the location of tanks east of the building. If Figure 2 is correct, what is the source of contamination in boring GP-16JJ (GRO = 89 to 1290 ppm and DRO = 1320 to 11700 ppm) located at the northeast corner of the building?

It appears that the former waste oil UST at the northeast corner of the building was inadvertently omitted from the figure.

The department is requiring to investigate chlorinated compounds and determine a methodology for separating cost associated with chlorinated compounds. Based on the review of the available reports, an investigation and methodology for cost associated with chlorinated compound may not be required based on the following observations:

(a). HNTB investigated the presence of trichloroethene (TCE) in September 2000. TCE was detected as 12 ppb in MW-01 in the first round of sampling conducted by GAS. TCE was not detected in the sampling conducted by HNTB. TCE in other wells was detected below ES.

(b). TCE, a chlorinated compound, is a constituent of VOCs (8021) which is a required eligible parameter under PECFA.

The Department is not requiring an investigation of chlorinated compounds as a part of this bid process. A separate investigation of the chlorinateds issue may be required by the WDNR. Prospective bidders should include costs in their bid for the preparation of a methodology to separate costs for *VOC analysis* that is being required to evaluate the presence of chlorinated compounds during the petroleum remediation. Full VOC analysis is PECFA-eligible during the investigation and only during the remediation if the Department with regulatory authority determines that it is needed to address petroleum contamination. Full VOC analysis is being required at this site to evaluate the presence of chlorinated compounds during the remediation of petroleum contamination; therefore, a portion of the costs will be considered ineligible. It is anticipated that the VOC data collected during this remediation will be valuable for additional chlorinated investigation activities that may be necessary at the site.

Based on the above facts, do we need to investigate chlorinated contamination by installing piezometer? Will the quarterly groundwater monitoring for VOCs for 1, 2, 3, 6, 7, 8, 9, and the new well include TCE?

The investigation of chlorinated compound contamination is not within the scope of this remediation and bidding. The Department is requiring full VOC analysis as a means of collecting data to augment an additional chlorinated compound investigation, if necessary. Quarterly groundwater monitoring will include TCE for the designated wells.

Foundry sand was noted in soil boring MW-3 at 1 to 3 feet below grade. MW-3 is located on the southern property boundary. This is supported by the presence of iron in the soil samples collected from MW-01 (3560 ppm-14300 ppm), MW-02 (4780 ppm - 9420 ppm), MW-03 (13500 ppm), and MW-4 (5380 ppm). Please note that PECFA pays only for lead and cadmium and does not pay for other heavy metals. Will the department require testing of other heavy metals due to the presence of foundry sand and determine methodology for the cost associated with heavy metals?

The WDNR will require that groundwater at the site be analysed for RCRA metals at wells near or downgradient from areas with foundry sand fill. The remedial consultant will be required to submit a methodology for the separation of costs for metals analysis that the WDNR may require for investigation of foundry sand releases during the petroleum remediation. Consultant costs for the preparation of a cost-separation methodology should be included in the bid response.

WEPCO is planning to inject hydrogen peroxide in Fall 2000 to treat the migrated contamination along the southern property boundary. Will hydrogen peroxide treat iron contamination? Will the department provide the remedial action plan provided by WEPCO? How will hydrogen peroxide treat benzene detected as 2050 ppb in GP16UU at 1 to 3 feet below grade and in GP16XX (15500 ppb benzene) at 5 to 7 feet below grade? Please note that depth to water in monitoring well MW-03 is approximately 5 feet below grade and benzene contamination appears to be located above groundwater and exceed the direct contact level of Table 2 of COMM 46.

The remediation conducted to address contamination from the manufactured gas plant is being conducted separately and is not a part of this bid process. Hydrogen peroxide injection may cause iron to precipitate from the groundwater. This WEPCO remedial action plan report is available for review by appointment at WDNR Southeast Region Annex by calling John Feeney at 414-229-0850. Soils contaminated with benzene above the water table will not be treated with hydrogen peroxide injection. The surficial soils will be capped as the remedy.

Will the department provide the proposed remedial action plan for soil excavation (excavations dimensions and area) of the City of Burlington and WEPCO for remediation of Area B and Area A, respectively? If excavation will be required, who will pay the landfill tipping fees, excavation and hauling cost, and cost for fill material and compaction?

No. HNTB estimated 200 cubic yards of soil would need to be removed. The department's bid specification document requires, "hot-spot soil removal within the waste oil tanks area and the 8000 gallon diesel fuel tanks area". If soils are removed from Area A that are included in the lowest compliant bidders proposed excavation to address petroleum contamination, they most likely will be eligible for reimbursement. Contamination at Area B, on the southwestern portion of the property, has been identified as a release separate from the USTs; therefore remedial activities conducted in this area will likely not be PECFA-eligible. To the department's knowledge, the responsible party is aware that there are non-PECFA eligible issues at this site and will pay the fees for non-PECFA eligible activities outside the scope of the UST remediation.

Is any drum containing soil cuttings/free product/contaminated water is stored on the site and needs to be disposed of?

No drums exist on site to the Department's knowledge.

What is the name of the bank for PECFA loan?

This information is currently unknown, as no claim has been audited.

Should the consultant be approved by the bank to participate in the bidding process and get the job after being successful?

There is no Commerce requirement that consultants must be approved by a bank to participate in the bid process.

An existing consultant is an unsuccessful bidder due to non-compliance of the bid. The owner wants to retain the existing consultant in spite of non-compliance of the bid. Will the department encourage to hire non-compliant bidders (previous consultants)?

Commerce prefers that the responsible party hire the consulting firm that submitted the winning bid. However, Commerce does not encourage or discourage claimants from hiring a particular consultant.

An existing consultant is an unsuccessful bidder due to higher cost as compared to the cost of successful bidder. The owner wants to retain the existing consultant. Will the department promote this process?

Commerce prefers that the responsible party hire the consulting firm that submitted the winning bid. However, at this time, the claimant can determine what PECFA-eligible consulting firm they will hire for the activities.

Will it be possible for the department to send a copy of the tabulated results at the same time when the letter is sent to the successful bidder?

The tabulated bid results will be posted on the internet shortly after the claimant is notified of the results.